

## DEED OF TRUST

Rec'd for Record No v. 2/19/77 At 3:19 o'clock P M Same Day Recorded & Ex'd per Charles C. Keller, CLK

THIS DEED OF TRUST is made this 17th day of November, 1977, among the Grantor, JOHN J. PLACER AND FRANCES D. PLACER (herein "Borrower"), FRANCIS E. DIMOND AND WILLIAM K. ALBRIGHT (herein "Trustee"), and the Beneficiary, CHEVY CHASE SAVINGS AND LOAN, INC., a corporation organized and existing under the laws of THE STATE OF MARYLAND, whose address is 8401 CONNECTICUT AVE., CHEVY CHASE, MD 20015 (herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of FREDERICK, State of Maryland:

Lot numbered Five (5) Section 2, Shel-Mar Heights, as per plat thereof duly recorded among the Land Records of Frederick County, Maryland, in Plat Book 4, at Plat 56.

SUBJECT TO COVENANTS OF RECORDS.

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THE AFORESAID FEE SIMPLE PROPERTY HAVING BEEN PURCHASED IN WHOLE OR IN PART WITH THE SUMS SECURED HEREBY;

which has the address of 144 E-2 FIRE TOWER ROAD (Street), JEANESVILLE (City), MARYLAND 21754 (State and Zip Code) (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

To SECURE to Lender (a) the repayment of the indebtedness evidenced by Borrower's note dated OF EVEN DATE HEREWITH (herein "Note"), in the principal sum of FORTY EIGHT THOUSANT FIVE HUNDRED AND NO/100 (< 48,500.00) Dollars, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on DECEMBER 1, 2007; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained; and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances").

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend specially the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Exhibit A filed July 24, 1980

I, Michael J. Anselmo, of Chevy Chase Savings and Loan, Inc., hereby certify that this Deed of Trust was prepared by the undersigned, one of the parties named herein. Chevy Chase Savings and Loan, Inc.

By: *[Signature]*

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